



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

PLANNING & COMMUNITY  
DEVELOPMENT

Application for Special Permit In Accordance With Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. 3693

1. Property Address 89 Alpine St.  
Name of Record Owner(s) Sergio Coronado Phone 513 3770142  
Address of Owner 91 Alpine St.  
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Nelly Mayorga  
Address 89 Alpine St Phone 843 513 4413  
Status Relative to Property (occupant, purchaser, etc.) \_\_\_\_\_

3. Location of Property 093.0 005 - 0003.0  
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_ Page \_\_\_\_\_  
-or- registered in Land Registration Office, Cert. No. 265759, in Book 1513, Page 146

5. Present Use of Property (include # of dwelling units, if any) 1st Fl. Fam. Day care

6. Proposed Use of Property (include # of dwelling units, if any) SAME

7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Design Review

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

There are two (2) parking spots on the street. The hours of operation are from 7:30 AM to 5:30 PM. Parents can be sure to arrangement for kids pick-up. The Day care for kids are (6).

(In the statement below, strike out the words that do not apply)  
The applicant states that Nelly Mayorga P. is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 89 Alpine St.  
which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Nelly Mayorga P.  
Signature of Applicant(s)

89 Alpine St. Arlington MA 843 513 4413  
Address Phone



Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested.  
Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full  
list of required submittals.

- ☐ ☒ Dimensional and Parking Information Form (see attached)
- ☐ ☒ Site plan of proposal
- ☐ Model, if required
- ☐ Drawing of existing conditions
- ☐ Drawing of proposed structure
- ☐ Proposed landscaping. May be incorporated into site plan
- ☐ ☒ Photographs
- ☐ ☒ Impact statement
- ☐ Application and plans for sign permits
- ☐ Stormwater management plan (for stormwater management during construction for projects  
with new construction)

FOR OFFICE USE ONLY

- |   |                            |
|---|----------------------------|
| <input type="checkbox"/> Special Permit Granted                               | Date: <input type="text"/> |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds   | Date: <input type="text"/> |
| <input type="checkbox"/> Notified Building Inspector of Special Permit filing | Date: <input type="text"/> |

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 89 Alpine

Zoning District R1

Owner: Bergio Coronado

Address: 89 Alpine St

Present Use/Occupancy: No. of Dwelling Units:

Two-family / 2

Uses and their gross square feet:

104 - 5164

Proposed Use/Occupancy: No. of Dwelling Units:

Two family / 2 and  
accessory family child care

Uses and their gross square feet:

104 - 5164

|  | Present Conditions | Proposed Conditions | Min. or Max. Required by Zoning for Proposed Use |
|--|--------------------|---------------------|--|
| Lot Size                                       | 5000               | 5000                | min. 6000  |
| Frontage                                       | 50                 | 50                  | min. 60  |
| Floor Area Ratio                               | -                  | -                   | max.   |
| Lot Coverage (%), where applicable             | -                  | -                   | max.   |
| Lot Area per Dwelling Unit (square feet)       | <del>1000</del>    | <del>1000</del>     | min.   |
| Front Yard Depth (feet)                        | 17.5               | 17.5                | min. 25  |
| Side Yard Width (feet) right side              | 12                 | 12                  | min. 10  |
| left side                                      | 7                  | 7                   | min. 10  |
| Rear Yard Depth (feet)                         | 28                 | 28                  | min. 20  |
| Height   |                    |                     | min.   |
| Stories  | 2                  | 2                   | stories 2 1/2                                    |
| Feet   |                    |                     | feet   |
| Open Space (% of G.F.A.)                       |                    |                     | min.   |
| Landscaped (square feet)                       |                    |                     | (s.f.)   |
| Usable (square feet)                           |                    |                     | (s.f.)   |
| Parking Spaces (No.)                           | 2                  | 2                   | min. 2   |
| Parking Area Setbacks (feet), where applicable |                    |                     | min.   |
| Loading Spaces (No.)                           |                    |                     | min.   |
| Type of Construction                           |                    |                     |  |
| Distance to Nearest Building                   |                    |                     | min.   |

TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the  
Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b> ]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

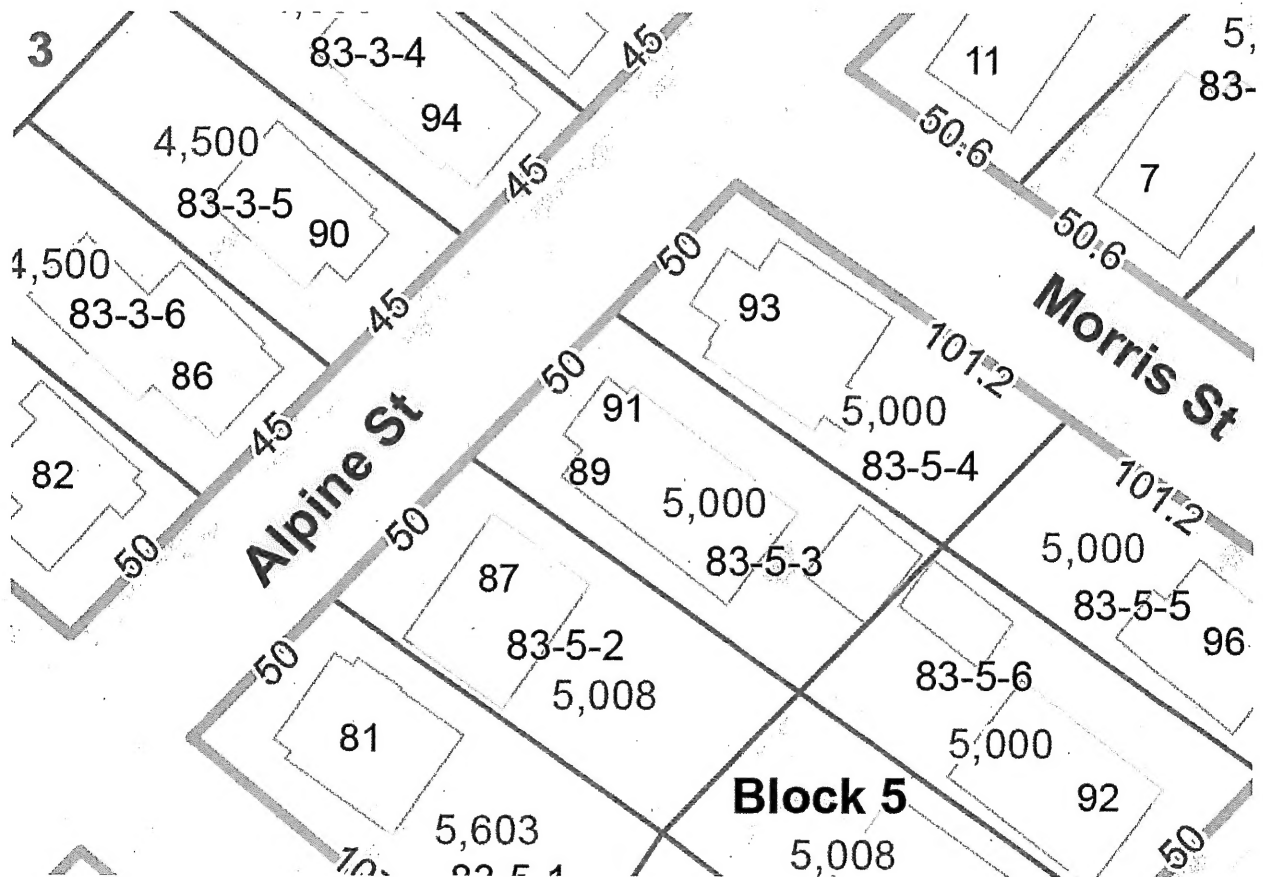
1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

### 89 Alpine St

I am a resident of 89 Alpine Street, and am requesting a special permit to operate a family daycare for six children in my home. My license to operate a family child care was renewed on 2/5/2021. There are two parking spots on the street in front of my home. The hours of operation are from 7:30am to 5:30pm.

Parents call before arriving to pick up their children to arrange for their child's pick-up time to ensure that we have all their things gathered and the child ready to go.

Below are site plans and photographs of the location.





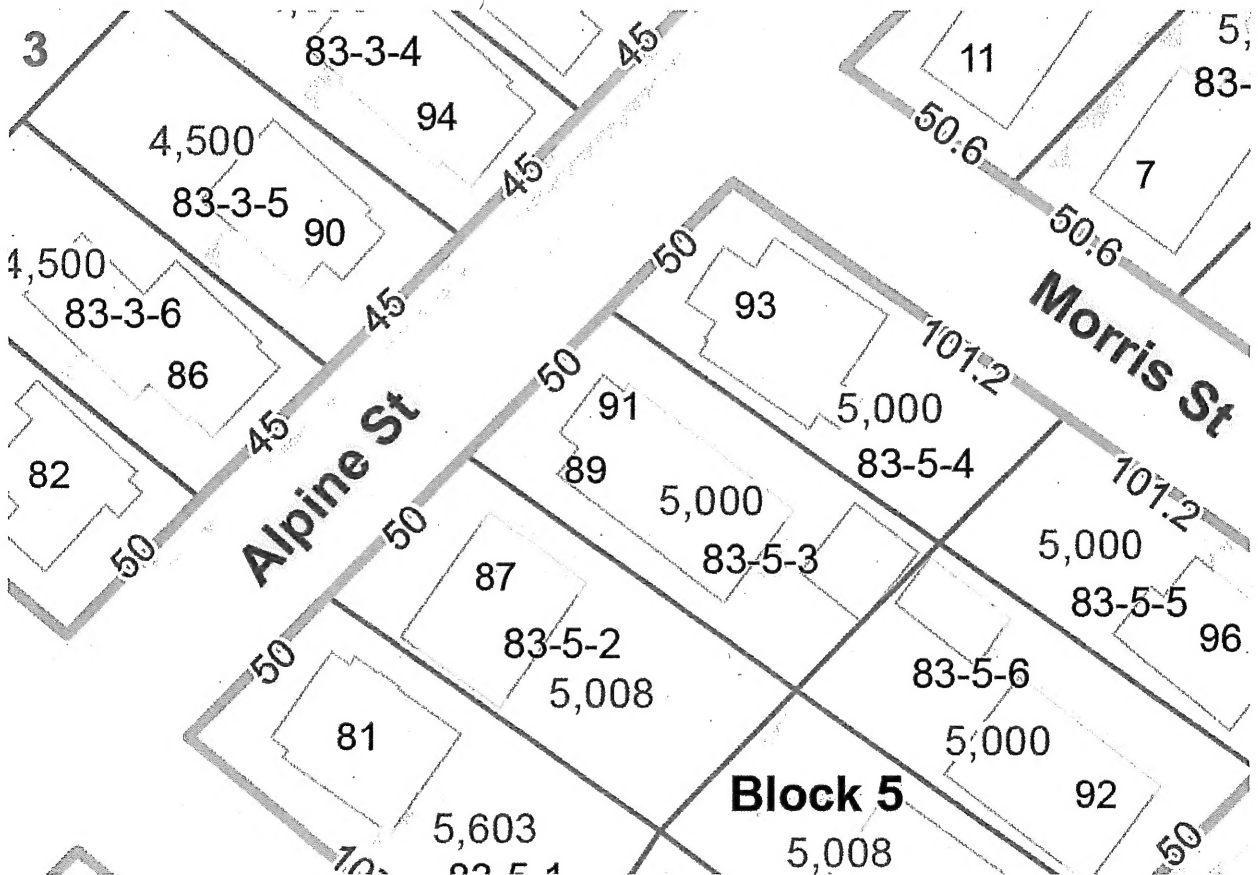


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Below is a site plan and photographs of the location.





2017 01768156

Bk: 1513 Pg: 146 Cert#: 265759

Doc: DEED 08/17/2017 02:48 PM

**QUITCLAIM DEED**

We, **Robert Bonanno, Susan Marino and Janet Iannaccone**, Trustees of the **Alpine Street Nominee Trust**, (u/d/t dated January 26, 2005) registered as Document Number 1363089 of Arlington, Middlesex County, Massachusetts,

For consideration paid of Eight Hundred Forty-Five Thousand and 00/100 (\$845,000.00) Dollars

Grant to **Sergio Coronado Careaga**, married, and **Sergio Coronado Hortal**, married, as Tenants in Common, now of 89-91 Alpine Street, Arlington, Massachusetts 01274,

with QUITCLAIM COVENANTS,

That certain parcel of land with the buildings thereon, situated in Arlington in the County of Middlesex, Massachusetts, bounded and described as follows:

NORTHWESTERLY: by Alpine Street, Fifty feet;

NORTHEASTERLY: by lot 110 as shown on plan hereinafter mentioned, One Hundred One and 21/100 feet;

SOUTHEASTERLY: by lot 93 on said plan. Fifty feet; and

SOUTHWESTERLY by lot 108 on said plan, One Hundred One and 21/100 feet.

Said parcel is shown as **lot 109 on Plan No. 3921B**.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of the Land Court of Middlesex County in Registration Book 36, Page 209, with Certificate 5267.

The above-described land is subject to a Taking by the Town of Arlington for Easement in Alpine Street for water purposes, Document 124337 and to a Taking for Easement in Alpine Street for sewer purposes and Estimated Assessment, Document 124338.

The conveyed premises are not homestead property of any grantor.

Meaning to convey the same premises described in Deed filed as Document # 1363088, noted on Certificate of Title No. 233075.

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 08/17/2017 02:48 PM  
Ctrl# 268214 10472 Doc# 01768156  
Fee: \$3,853.20 Cons: \$845,000.00

433075-1295-120

Property: 89-91 Alpine Street, Arlington, Massachusetts

Witness my hand and seal this 12<sup>th</sup> day of August, 2017

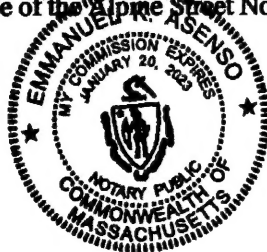
Alpine Street Nominee Trust

Susan Marino  
Susan Marino, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 12<sup>th</sup> day of August, 2017, before me, the undersigned notary public, personally appeared Susan Marino, who proved to me through satisfactory evidence of identification, which was MA Dr. Ver's license to be the person(s) whose name is signed on the preceding, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Trustee of the Alpine Street Nominee Trust.



Emmanuel Asenso  
Print Name: Emmanuel Asenso  
My Commission expires: 01/20/2023

**DOCUMENT 01768156**

Southern Middlesex Land Court  
Registry District

RECEIVED FOR REGISTRATION

On: Aug 17, 2017 at 02:48P

Document Fee: 125.00  
Receipt Total: \$4,326.20

NEW: CERT 265759 BK 01513 PG 146

OLD: CERT 233075 BK 1295 PG 120

|       |       |        |
|-------|-------|--------|
| 083.0 | 0005  | 0003.0 |
| Map   | Block | Lot    |

1 of 1  
CARD  
Residential  
ARLINGTON

|            | Total Card / | Total Parcel |
|------------|--------------|--------------|
| APPRAISED: | 873,000/     | 873,000      |
| USE VALUE: | 873,000/     | 873,000      |
| ASSESSED:  | 873,000/     | 873,000      |



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 89-91 |        | ALPINE ST, ARLINGTON  |

## OWNERSHIP

|          |                         |  |
|----------|-------------------------|--|
| Owner 1: | CAREAGA SERGIO CORONADO |  |
| Owner 2: | HORTAL SERGIO CORONADO  |  |
| Owner 3: |                         |  |

|                        |
|------------------------|
| Street 1: 89 ALPINE ST |
| Street 2:              |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
|-----------|-----------|

|               |       |            |
|---------------|-------|------------|
| StProv: MA    | Crtry | Own Occ: Y |
| Postal: 02474 |       | Type:      |

**PREVIOUS OWNER**

|           |                                |      |  |
|-----------|--------------------------------|------|--|
| Owner 1:  | BONNANO ROBERT/TMARINO SUSAN - |      |  |
| Owner 2:  | IANNACONE JANE/TTRS -          |      |  |
| Street 1: | 7 BEECHWOOD TERRACE            |      |  |
| Twn/City: | WELLESLEY                      |      |  |
| St/Prov:  | MA                             | Cnty |  |
| Postal:   | 02482                          |      |  |

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-garden Building built about 1925, having primarily Aluminum Exterior and 2380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Adrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item   | Code | Description |
|------------|------|-------------|-----|--------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water  |      |             |
| o          |      |             |     | Sewer  |      |             |
| n          |      |             |     | Electr |      |             |
| Census:    |      |             |     | Exmpt  |      |             |
| Flood Haz: |      |             |     |        |      |             |
| D          |      |             |     | Topo   |      |             |
| s          |      |             |     | Street |      |             |
| t          |      |             |     | Gas:   |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Area |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|
| 104      | Two Family  |          | 5000        |                     | Sq. Ft.   | Site      |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|----------|-----------|----------------|------------|------------|-------------|
| 104      | 5000.000  | 469.600        | 4.400      | 399.000    | 873.000     |

[illegible]

|              |       |         |       |         |         |
|--------------|-------|---------|-------|---------|---------|
| Total Card   | 0.115 | 469,600 | 4,400 | 399,000 | 873,000 |
| Total Parcel | 0.145 | 469,600 | 4,400 | 399,000 | 873,000 |

|                         |       |         |                                |         |                 |
|-------------------------|-------|---------|--------------------------------|---------|-----------------|
| Total Parcel            | 0.113 | 403,000 | 4,400                          | 339,000 | 0/3,000         |
| Source: Market Adj Cost |       |         | Total Value per SQ unit /Card: | 366.81  | /Parcel: 366.81 |

### PREVIOUS ASSESSMENT

| Year | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         |
|------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|
| 2022 | 104 | FV  | 469,600    | 4400      | 5,000.    | 399,000    | 873,000     |               | Year end      |
| 2021 | 104 | FV  | 448,300    | 4400      | 5,000.    | 399,000    | 851,700     |               | Year End Roll |
| 2020 | 104 | FV  | 448,600    | 4400      | 5,000.    | 399,000    | 851,800     |               | Year End Roll |
| 2019 | 104 | FV  | 372,600    | 4400      | 5,000.    | 393,300    | 770,300     |               | Year End Roll |
| 2018 | 104 | FV  | 372,600    | 4400      | 5,000.    | 302,100    | 679,100     |               | Year End Roll |
| 2017 | 104 | FV  | 349,700    | 4400      | 5,000.    | 295,000    | 639,100     |               | Year End Roll |
| 2016 | 104 | FV  | 349,700    | 4400      | 5,000.    | 262,200    | 616,300     |               | Yea End       |
| 2015 | 104 | FV  | 311,900    | 4400      | 5,000.    | 245,100    | 561,400     |               | Year End Roll |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|
| BONANNO ROBERT/ | 1513-146  |      | 8/17/2017  |           | 845,000    | No | No  |       |
| BONANNO ANTHONY | 1295-120  |      | 1/28/2007  | Family    | 280,000    | No | No  |       |
| BONANNO ANTHONY | 1180-196  |      | 12/31/1997 | Family    | 10         | No | No  | F     |

## **BUILDING PERMITS**

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 10/9/2018  | MEAS&NOTICE  | HS  | Hame S  |
| 3/1/2018   | SQ Returned  | MM  | Mary M  |
| 11/24/2008 | Meas/Inspect | 189 | PATRIOT |
| 2/28/2000  | Inspected    | 276 | PATRIOT |
| 11/14/2000 | Mailer Sent  |     |         |
| 1/14/2000  | Measured     | 163 | PATRIOT |
| 8/2/1993   |              | KT  |         |

## Sign: Vehicle Position

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Area |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|
| 104      | Two Family  |          | 5000        |                     | Sq. Ft.   | Site      |

| LT Type | Base Value | Unit Price | Adj   | Neigh Infl | Neigh Mod | Infl 1 % | Infl 2 % | Infl 3 % | Appraised Value | Alt Class | Spec Land Code | Fact Use Value | Notes |
|---------|------------|------------|-------|------------|-----------|----------|----------|----------|-----------------|-----------|----------------|----------------|-------|
| Factor  | 0          | 70.        | 1.146 |            |           |          |          |          | 399,000         |           |                | 399,000        |       |

[illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Arlington

mmcmakin

2023